

INDUSTRIAL SPACE FOR LEASE

3440 Vincent Road

Pleasant Hill, CA

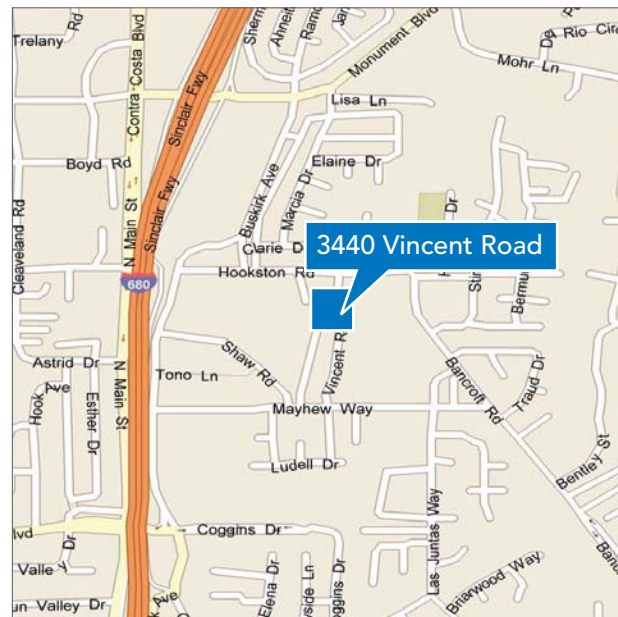


AVAILABLE SPACE - UNIT H

- Approximately $\pm 3,375$ SF
($\pm 1,400$ SF Office Area / $\pm 1,975$ SF Warehouse)
- Lease rate: \$5,906 /Month, Industrial Gross
($\pm \$1.75$ /SF/Mo)

PROPERTY HIGHLIGHTS

- Excellent location with good freeway access
- Insulated warehouse (to be installed) with (2) large skylights
- High-bay LED warehouse lighting (to be installed)
- HVAC in the office area
- +/- 200 amp, 3-phase
- One 12'w x 14'h grade-level door
- Approximately 15' min. clearance



LEASING INFORMATION

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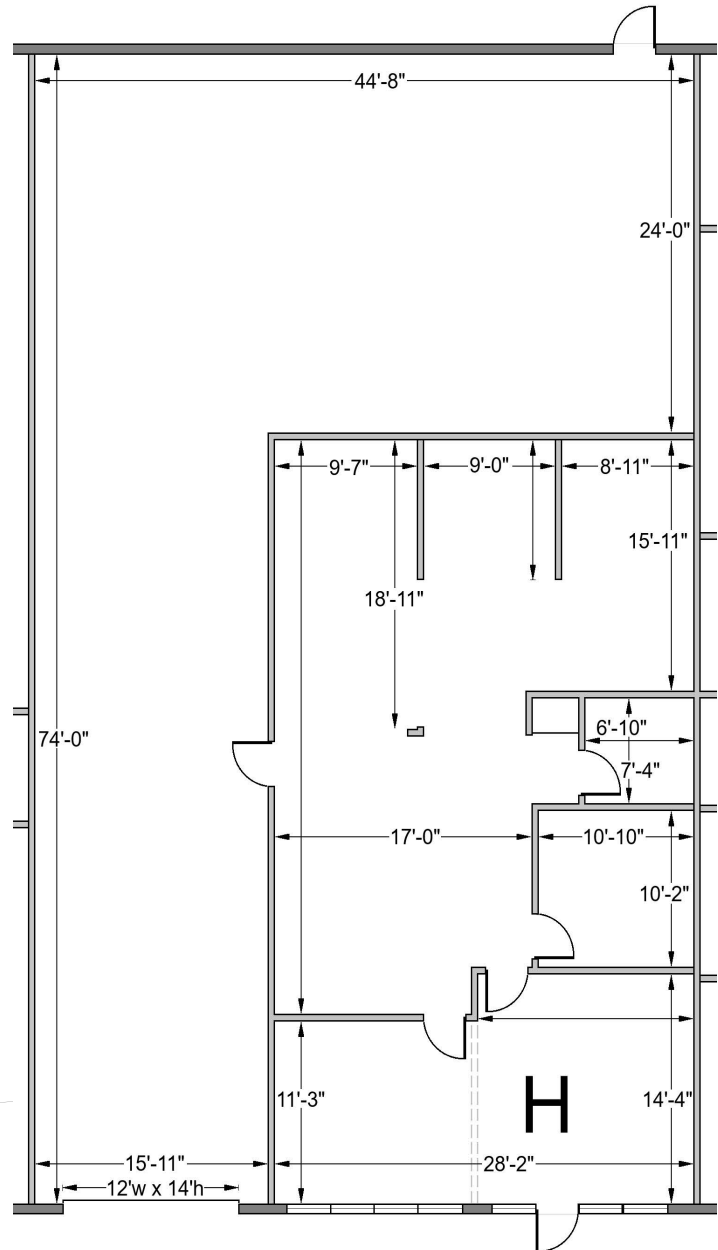
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UNIT H: ±3,375 SF

Plans not to scale



SITE PLAN



FLOOR PLAN

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